

Northridge Homeowners' Association

Board Meeting Minutes from November 12, 2008

Members

Present: Roger Thompson, President; Wendele Maysent, Vice President
Dick Geil, Treasurer; Kate Sodelet, Secretary; Heather Penney, Member at Large;
Carroll Marty, Green Space Manager and Danny Staedtler, Web Manager.

Call to Order/Approval of Minutes

The meeting was called to order at 7:00 p.m. The October 8, 2008 Meeting Minutes were presented. One correction had to be made in regards to the "Approved Invoices" section of the minutes. The dollar amounts listed for Tru-Green and Arthur Mowing needed to be switched. The minutes were then approved.

The Board also welcomed two visitors to the meeting, Craig McFarland and Beth Ann Ziebarth. Both of these individuals have expressed an interest on serving on the Northridge Association Board for 2009. Tom Harrington was also in attendance to provide his expertise for a discussion on the proposed Tree Pruning Project.

Treasurer's Report

Dick Geil distributed the September 2008 financial statements. The invoices listed below were reviewed and approved by the Board.

Approved Invoices:

State Farm Policies - \$ x.xx	(325 Fidelity Bond)
Arthur Mowing - \$ x.xx	

Roger asked Dick if he had run a comparison between the budget and the actual expenses to date. Dick has not run the comparison but will be performing a review in the near future. It was mentioned that last year the Board spent approximately 80% of the budgeted amount.

Green Space Report

Carroll Marty's was not able to perform many work activities due to the grounds being so wet. He is planning to do more clean-up of the entryways. This includes a clean-up of the North entryway. He will be trimming all the planting down on the west side of the North entryway.

The Board had a brief discussion about putting leaves in the common areas for mulching by the lawn care group. It was decided that this would not be a good course of action as it may be too many leaves which could kill the grass.

Old Business

Update & Discussion on Tree Trimming Project

Prior to the meeting Kate Sordelet provided each Board Member with a copy of the Bid Proposal from Dan's Custom Landscapes. It should be noted that the total bid covered pruning approximately 220 trees at a cost of \$x.xx. This bid was to cover structural pruning on the majority of trees and also covered several tree removals.

The Board discussed getting additional bids but felt it may be difficult to obtain an "apples to apples" bid just due to the size of the project. Also, the project would have to be delayed until next Spring if the Board was to obtain additional bids. Tom Harrington also communicated to the Board that he believed that the bid was appropriately priced. Tom felt we might find a lower bid but that the quality of the work might be compromised. Several Board members and our visitors expressed a favorable opinion regarding the quality of work from Dan's Custom Landscapes. Comments from the group included:

"It is a trustworthy group..."

"If we take care of this now we might prevent losing trees during an upcoming ice storm"

"I used Dan's and liked their work"

"I had used Ames Tree Service – they did good work but I think they were more expensive than Dan's"

"This project is long past due"

"I think Dan's should be given the overall job"

There was also a question if the bid may have missed identifying one tree near the Moore Park Entrance; however, it was determined later that the tree did not need to be included in the project.

Tom Harrington also obtained a final signature from a resident; therefore, tree pruning can now begin on the trees along Northridge Parkway. The Board discussed having the tree pruned in the *Middle section* of the neighborhood in 2009 and the *North section* of the neighborhood addressed in 2010. The Board was thinking that the practice of pruning our neighborhood trees could then remain on a continued maintenance cycle. It is also expected that the cost of pruning trees in the middle and North sections of neighborhood will not be as high since the trees are not as mature.

Heather asked a question on behalf of a resident who was concerned that their maple trees roots were showing above ground. Both Tom and Carroll indicated that Maples did not have deep roots and that situation was normal for Maples.

After the discussion, Kate Sordelet made a motion to approve the Dan's Custom Landscapes bid proposal and to proceed with the entire job. Wendele Maysent provided the second motion.

After the motion was approved, Kate Sordelet indicated that she would contact Dan's Custom Landscape with the decision and would obtain an estimated start date for the project. Also, the Board decided that an email would be sent to the Northridge Association distribution list to inform residents of the upcoming tree pruning project. Danny Staedtler was going to put a link to the Dan's Custom Landscape bid proposal on the web site for the residents review along with a map that shows the work that is planned.

Sprinkler Disconnect

Carroll Marty was going to contact Mark Spec about the disconnect issue. C&K Plumbing may be called too.

Other items:

Roger Thompson will send out the notice regarding the Tree Pruning Project and will also include a note reminding homeowners of their upcoming Northridge dues payment.

The Board briefly discussed methods for reducing the algae on the ponds. It was felt that the installation of aerators probably would not help the pond situation.

Roger Thompson was going to check with Bob Steffes to ascertain if Bob had any important Board documents. The Board plans to gather important documents and place them in a safety deposit box at the Greater Iowa Credit Union.

Kate Sordelet will be leaving the Board after the December 2009 meeting; therefore, she provided a box of Board documents (meeting minutes, agendas, picnic information, bylaws, etc) to Danny Staedtler.

Adjourn

The meeting was adjourned at approximately 8:30 pm.